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Planning Commission Continuance

TO: PLANNING COMMISSION

FROM: SYDNEY BETHEL, PLANNER II *SAB*
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *chl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: OCTOBER 2, 2019

SUBJECT: UP19-41, POWER AND RAY STORAGE (INDOOR): A
CONDITIONAL USE PERMIT FOR APPROX. 9.81 ACRES
GENERALLY LOCATED AT THE NORTHEAST CORNER OF
BLUEJAY DRIVE AND ORCHID LANE, TO ALLOW STORAGE,
PERSONAL PROPERTY (INDOOR) IN THE LIGHT INDUSTRIAL
(LI) ZONING DISTRICT WITH A PLANNED AREA
DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Exceptional Built Environment

This project will allow for the development of a vacant property that will provide a commercial service to the community.

RECOMMENDED MOTION

Move to continue UP19-41, Power and Ray Storage to December 4, 2019.

APPLICANT

Company: SS Development
Name: Gus Schultz
Address: 3868 S. Lindsay Rd.
Gilbert, AZ 85297
Phone: (602) 615-8579

OWNER

Name: Greg Ellsworth
Address: 4115 E. Valley Auto Dr. Ste. 105
Mesa, AZ 85206
Phone: (480) 378 - 6724

Email: gus@aloha.build

Email: greg@sscgl.com

BACKGROUND/DISCUSSION

History

| Date | Description |
|---------------------------|--|
| <i>September 17, 2002</i> | Town Council approved Ordinance No. 1425 rezoning 96.8 acres from C-1, R1-43, R-43 and Agriculture to C-2 in zoning case Z01-28. |
| <i>July 22, 2003</i> | Town Council approved Z03-09 Gateway Pointe in Ordinance No. 1503 rezoning 73 acres to 15 acres of Industrial Buffer and 58 acres of Garden Industrial with a PAD overly. |
| <i>June 24, 2008</i> | Town Council approved GP08-02 in Resolution No. 2902 and Z08-04 in Ordinance No. 2180, rezoning 9.8 acres of Regional Commercial to 9.8 acres of Light Industrial zoning with a PAD overlay. |
| <i>February 18, 2016</i> | Town Council approved GP14-01 in Resolution No. 3848 and Z14-01 in Ordinance No. 2569 rezoning 19.7 acres of Light Industrial, with a PAD overlay to 19.7 acres of Multi-Family / Medium with a PAD overlay. |
| <i>December 21, 2017</i> | Town Council approved GP17-1008 in Resolution No. 3946 and Z17-1015 in Ordinance No. 2637, rezoning 19.97 acres from Multi-Family/Medium with a PAD overly to MF/L with a PAD overlay. |
| <i>September 4, 2019</i> | The Planning Commission heard UP19-40, UP19-41, and DR19-119 Power and Ray Storage as a study session item. |

Overview

The applicant is proposing to develop a presently vacant 9.81 acre industrial site generally located at the northeast corner of Bluejay Drive and Orchid Lane to create a self-storage facility. The facility as proposed contains a combination of traditional indoor personal property storage and Recreational Vehicle (RV)/Boat storage. The RV/Boat storage is proposed to include a mixture of indoor units and outdoor covered units. The applicant is requesting a Conditional Use Permit to allow *Storage, Personal Property (Indoor)* in the Light Industrial (LI) zoning district.

The project also includes an additional Conditional Use Permit (CUP) application for *Storage, Personal Property (Outdoor)* (UP19-40) and a Design Review (DR19-119) application. All three (3) applications have been reviewed concurrently and have been placed on the same Planning Commission hearing. Both CUPs must be approved prior to approval of the Design Review submittal.

Staff is requesting this continuance to December 4, 2019 in order to provide the applicant additional time to address review comments.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has received no comment from the public.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

Move to continue UP19-41, Power and Ray Storage to December 4, 2019.

Respectfully submitted,

Sydney Bethel
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing/Vicinity Map

Notice of Public Hearing

UP19-41 Power & Ray Storage Indoor
Attachment 1: Notice of Public Hearing/Vicinity Map
October 2, 2019

PLANNING COMMISSION DATE:

Wednesday, October 2, 2019* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

* Call Planning Department to verify date and time: (480) 503-6721

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning/planning-commission>

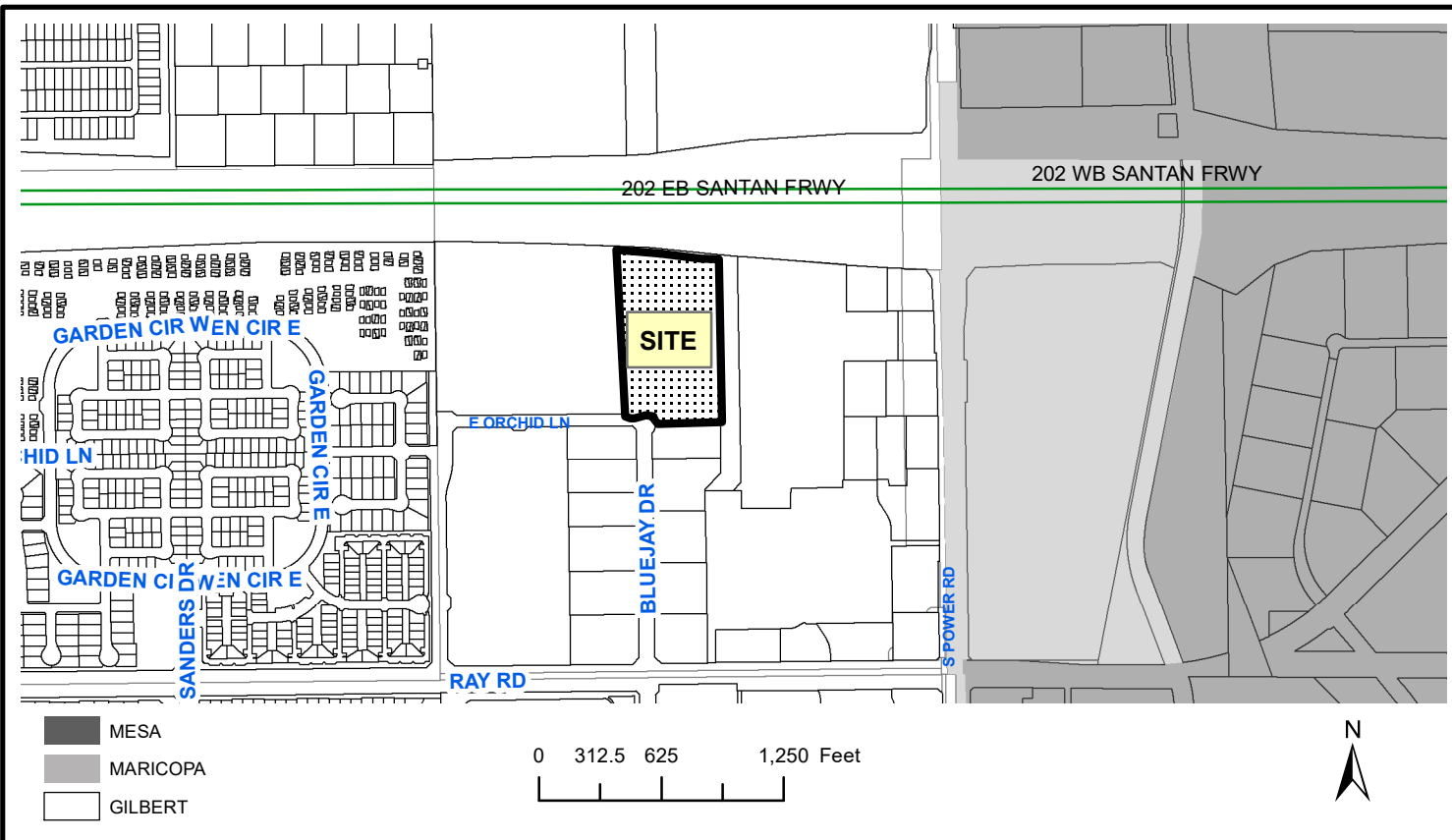
REQUESTED ACTION:

UP19- 40 POWER & RAY STORAGE-OUTDOOR: Request to approve a Conditional Use Permit for approximately 9.81 acres generally located at the northeast corner of Bluejay Drive and Orchid Lane to allow Storage, Personal Property (Outdoor) in the Light Industrial (LI) zoning district.

UP19-41 POWER & RAY STORAGE-INDOOR: Request to approve a Conditional Use Permit for approximately 9.81 acres generally located at the northeast corner of Bluejay Drive and Orchid Lane to allow Storage, Personal Property (Indoor) in the Light Industrial (LI) zoning district.

DR19-119 POWER & RAY STORAGE: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 9.81 acres, generally located at the northeast corner of Bluejay Drive and Orchid Lane, and zoned Light Industrial with a Planned Area Development (PAD) overlay.

SITE LOCATION:



**APPLICANT SS Development
CONTACT: Gus Schultz
ADDRESS: 3868 S Lindsay Rd
Gilbert, AZ 85297**

**TELEPHONE: (602) 615-8579
E-MAIL: gus@aloha.build**